

## **Meeting Results**

The results of the Somerville Planning Board meeting for **Thursday, December 4, 2003** at **6:00 p.m.** in the Alderman's Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA are as follows:

### **Review of Cases by Planning Board:**

**51 Warren Street:** (Applicant: Antonio Pereira; Owners: Antonio Pereira and Maria Pereira; Agent: William G. Ferullo, Esq.) The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). Business (BA) zoning district.

**CONTINUED TO DECEMBER 18, 2003.**

### **Review of Cases for the Zoning Board of Appeals:**

**9-11 Aldersey Street:** (Continued from 11-20-03) The Owner, G&T Realty Associates, along with the Applicant, Gerard Meehan, and their Agent, Edward J. Lonergan, are making application to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the SZO. The Applicant is also making appeal under §3.1.9 of the SZO. Residence A (RA) zoning district.

**CONTINUED TO DECEMBER 18, 2003.**

**44 Park Street** (Continued from 11-20-03) (Applicant: 44 Park Street, LLC; Owner: Maldemar, LLC) The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct fifty-six (56) residential units. The Applicant is subject to the Incentives for Provision of Affordable Housing section of the SZO, §13.5. Residence C (RC) zoning district.

**CONTINUED TO DECEMBER 18, 2003.**

**18 and 20 Mondamin Court:** (Applicant and Owner: Barbara McIsaac) The Applicant seeks two special permits to alter a nonconforming structure (SZO §4.4.1) to construct decks at the front of 18 and 20 Mondamin Court. Residence B (RB) zoning district.

**APPROVED WITH CONDITIONS (4-0) WITH KEVIN PRIOR ABSENT.**

**422 Mystic Avenue:** (Applicant: Omnipoint Holdings, Inc; Owner: 422 Mystic Avenue Realty, LLC; Agent: John R. Coste, Atlantic Western Consulting, Inc.) The Applicant is seeking a special permit to install a wireless communications facility (SZO §7.11.15.3). Business B (BB) zoning district.

**APPROVED WITH CONDITIONS (4-0) WITH KEVIN PRIOR ABSENT.**

**398 Medford Street:** (Applicant and Owner: Gabriel Lorus; Agent: Scott Vaughn) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to

construct two window wells for egress windows and an egress stairway. Residence B (RB) zoning district.

**APPROVED WITH CONDITIONS (4-0) WITH KEVIN PRIOR ABSENT.**

**50 Bow St.:** Applicant: Urbanica Development; Owner: City of Somerville; Agent: Richard G. DiGirolamo. The Applicant is seeking a special permit with site plan review (SZO 7.11.2.e.) in order to add one additional story and change the use of a former municipally owned building to create fourteen residential units. The Applicant is also subject to affordable housing under Article 13 of the SZO. Central Business District (CBD) zoning district.

**APPROVED WITH CONDITIONS (4-0) WITH KEVIN PRIOR ABSENT.**